



Envision Arlington Fiscal Resources Task Group

Meeting Minutes

7:30 PM 1/18/24

Town Hall Annex First Floor

ATTENDEES: Gordon Jamieson (Co-Chair), Heather Remoff, Jonathan Haughton, Mike De Lisi, Brian Hasbrouck, Pete Howard (Secretary)

1. Makayla De Lisi was welcomed by all.
2. Gordon has emailed the Town Manager's critique of Jonathan's most recent update of the Town Government Primer to Jonathan for action.
3. Leadership Interviews: Gordon provided printouts of some of the write ups of the Leadership interviews from the website that were prepared 5 years ago. At that time we conducted and recorded interviews with some of the Town's department heads. Gordon & Heather converted the recordings to coherent text. Gordon suggested that since almost all the people in those positions have changed, we should update the website. He suggested that rather than doing interviews, we provide a outline of the desired information, send the outline to the leaders, ask them to fill them out, send them to the Joan Roman, The Public Information Officer who would post them appropriately. There was a general discussion and some suggestion that an interview would be better. There was general agreement that Gordon's suggestion, if approved by the Town Manager, would be preferable. Gordon will prepare an outline for the next meeting.
4. New Growth: Mike reminded us of the material he provided in September showing that residential new growth is under represented. Gordon again described the changes that the Assessors have made that should capture the residential property assessment increases. Mike would like to see these results reflected in the annual new growth details. Ref 1 Brian noted that there no way to easily determine this information for a particular property from public records. Ref 2
5. Next meeting 2/15/24 in Town Hall Annex 1st floor conference room.

Ref 1 State's Division of Local Services on New Growth (Email followup)

Ref 2 We have identified a problem that it's impossible to determine from Arlington's website public records if a new growth assessment was ever applied to a given parcel or subdivision (Email followup)

Ref 1

On Thu, Jan 18, 2024 at 10:13 PM Mike De Lisi wrote:

As promised, here's the State's Division of Local Services video explaining new growth. The third category is subdivisions. That category begins at 3:00 in the 5 minute video: <https://www.youtube.com/watch?v=0NcQhiL9AGg>

So for example, the subdivision alone of the Oldsmobile site (Mass Ave and Mill Street aka [Old Bile](#)) should've resulted in New Growth. Plus additional new growth once the construction was done. This was 20 years ago. Did we capture new growth for the subdivision?

Every condo conversion in Town should result in New Growth. Conversions are likely the most prevalent form of subdivisions and worth auditing if we captured all the new growth we should've for the ~2,100 condo conversions in Town.

If 1165R Mass Ave was created as a result of subdividing property, that subdivision should trigger new growth, independent of the construction activity. Note that in the property database, this parcel is actually listed as 1157-1163 Mass Ave (not 1165R).

The category we haven't yet discussed is new growth from properties moving from non-profits to for-profits. See 1207 Mass Ave when the Town sold this parcel to an LLC in 2021. Transferring ownership from the Town to the LLC triggers new growth equal to the value of the parcel. Did we get ~\$500k in new growth added to the tax rolls with that transfer? How about others? Symmes? Sales of any church owned property in Town?

Ref 2

We have identified a problem that it's impossible to determine from Arlington's website public records if a new growth assessment was ever applied to a given parcel or subdivision. I may observe from assessor's records that when a certain property was condo-ized in a "straight" conversion (no added square footage or baths), that the combined assessed value of the new parcels exceeds the original parcel by 20%-30%. I have no way of determining if any of that increase counted toward new growth.

So we rely on the reassurance from occasional interviews with Town staff that yes, new growth assessment is happening in an orderly timely manner for all situations where it should.